

# 242 ROTHESAY AVENUE

Saint John | NB

Retail/Light Industrial property on  
busy Rothesay Avenue

**Troy Nesbitt**

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**FOR SALE**



242 Rothesay Avenue | Saint John, NB  
**Troy Nesbitt**



## **Property Highlights**

SALE PRICE  
**\$750,000**

This well located property has been painstakingly renovated with office space, high ceilinged garage bay, basement for storage and large fenced compound. Ideal for either retail or light industrial uses, it has been home to A & W, national rental car providers, and car dealerships.

with quick access to Highway 1 and the uptown area, 242 Rothesay Avenue is ideal for any business who may be currently renting and would like to own.



**GREAT  
LOCATION**



**SIGNAGE  
OPPORTUNITIES**



**ON-SITE  
PARKING**

**BRUNSWICK**  
BROKERS

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## Property Details

<b>Address</b>	242 Rothesay Avenue
<b>Municipality</b>	Saint John
<b>Asset Type</b>	Retail/Light Industrial
<b>Zoning</b>	Corridor Commercial (CC)
<b>Doors</b>	2 x Drive-in Grade Door
<b>Lot Size</b>	0.45 acres
<b>Building Area</b>	2,515 sf plus basement 1,254 sf of office, 1,261 sf high ceilinged garage bay
<b>Parking</b>	Fenced compound
<b>Assessed Value (2024)</b>	\$331,500
<b>Taxes (2024)</b>	\$15,121.04
<b>Sale Price</b>	\$750,000

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## Saint John

<b>2021 POPULATION</b>	130,613
<b>POPULATION INCREASE (2016 - 2021)</b>	3.5%
<b>MEDIAN AGE</b>	44.4
<b>AVERAGE HOUSEHOLD INCOME</b>	\$79,586





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